

SUMMARY REPORT

NORTH PARK AND UPTOWN COMMUNITY PLANNING WORKSHOP OF SEPTEMBER 15, 2001

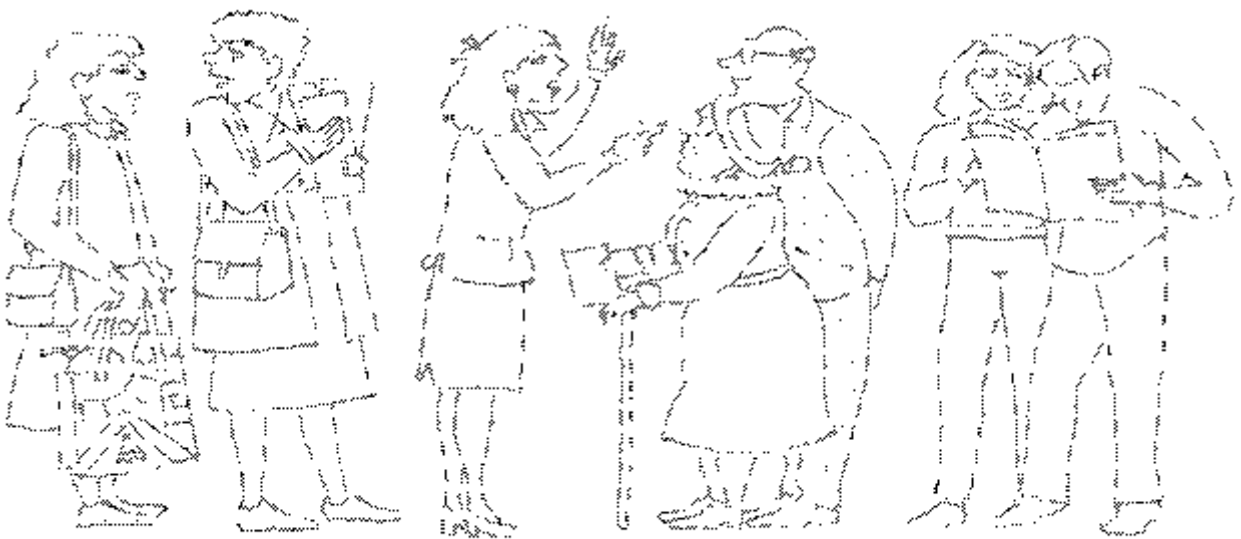


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WORKSHOP PURPOSE

On Saturday, September 15, 2001, a group of 87 residents, property owners, and merchants of the Uptown and Greater North Park communities assembled to improve communication between community members, and between neighborhoods and the City, relating to community planning and development. This forum, held in Balboa Park, was organized by Third District Councilmember Toni Atkins and the Planning Department in response to requests from community members for an opportunity to develop a common working vocabulary and understanding of the regulatory context within which community planning is conducted. Andy Hamilton, a North Park resident with extensive experience in the field of planning, moderated the forum. Representatives of the City's Development Services, Planning, and Redevelopment Departments provided presentations and responded to questions from the moderator and attendees.

An educational session providing an overview of basic planning concepts and terms was held from 8:30 a.m. to 10:30 a.m. The purpose of this session was to provide attendees with a familiarity with the tools communities use to shape future development. A glossary of terms used in the field of planning was distributed and key terms and concepts were described in detail during the presentation. This session also included a presentation on an effort to update of the City's General Plan, refocusing the Plan's emphasis from suburban expansion to transit-oriented urban development. Following the presentation, staff responded to questions from the audience. Questions and responses are recorded in PART ONE below.

A second session, from 11:00 a.m. to 12:30 p.m., provided a more detailed discussion of the transit-oriented development pattern that has been proposed as a strategy to accommodate the City's growing population. This strategy, described as a City of Villages, promotes sensitively designed and sited development which preserves and enhances the character and livability of San Diego's neighborhoods. The purpose of this session was to establish a regional context within which to discuss local preferences regarding population growth and public services and facilities. Andy Hamilton introduced the topic by describing recent community enhancement efforts and aspirations. Some of the benefits of transit-oriented development were illustrated by Allen Hoffman, a planning and transit consultant. Coleen Clementson, the City's General Plan program manager, summarized the process for preparation and adoption of the General Plan update and opportunities for ongoing community involvement. A panel of representatives from City departments involved in planning and development then responded to questions posed by the moderator and audience.

Between 12:30 p.m. and 3:00 p.m., attendees moved to small tables to review maps of the Uptown and Greater North Park communities. The maps identified the location of existing commercial corridors served by transit and areas where staff had suggested that increased development activity may be appropriate.

Each of the table groups was asked to respond to three questions and to indicate by markings on the maps where revisions should be made. The questions asked were: 1) Are the areas indicated on the map (for greater intensity) appropriate areas for corridors, villages, etc. in your community? What areas should be added? Removed?; 2) What should the areas look like in the future?; and, 3) Where would you add public facilities? The responses to these questions were presented to the full assembly and are recorded in PART TWO below.

PART ONE

Following staff's presentation of key planning concepts and terms, attendees raised the following questions:

- Q.** How is the commercial floor area of a project counted in density calculations?
- A.** Density is calculated by dividing the total number of residential units by the size of the lot. Commercial floor area does not effect the outcome of this calculation.
- Q.** In the calculation of density, is the size of proposed residential units considered?
- A.** No. The type or size of units does not effect the outcome of the calculation.
- Q.** When a project complies with zoning requirements, is there an opportunity for the community to stop it?
- A.** Usually no, unless the project exceeds thresholds established in the code for the number of dwelling units or amount of commercial floor area that may be reviewed "ministerially." Impacts to sensitive resources can also result in discretionary review, which provides for community comment and a public hearing before a City decision maker.
- Q.** Density in the East County is low, but it is more expensive to serve these homes with public services. Does State law allow (sprawl) impact fees to help pay for facilities in urban areas?
- A.** No. Other funding sources must be identified to provide urban facilities.
- Q.** What is the time frame of Strategic Framework Element (5 years?, 10 years? 20 years?)
- A.** The General Plan is based on a 20-year time frame, however, the strategy for shaping future growth will be relevant beyond 2020.
- Q.** Does City staff evaluate "ministerial" projects for compliance with community plans and the planned district ordinance?
- A.** Adopted zoning and planned district regulations are intended to assure that projects are consistent with the recommendations of the community plan. Projects of limited size (as defined in the PDO) are reviewed for compliance with zoning and PDO requirements. These are not reviewed for compliance with the community plan.
- Q.** How much do plan checkers (of ministerial projects) look at how projects fit into community?
- A1.** Plan checkers look strictly at regulations. They are not authorized to make subjective judgements about "fit." If community members can define the characteristics that make a project a good "fit," those may be included in the PDO's requirements and would be reviewed by plan checkers.
- A2.** (Councilmember Atkins) Now is a good time for North Park and Uptown to consider what they believe constitutes good design in development. We're just starting an update of the Mid-City Planned District Ordinance. Community members should let the PDO Update Committee know what changes could be made to help implement the Community Plan. But be careful that regulations do not become overly burdensome, to the extent that they prevent any investment in the community.

- Q.** Are meetings of the PDO Update Committee open to the public?
- A.** Yes!
- Q.** What is a “density bonus”?
- A.** A density bonus is an increase in the total number of residential dwellings that may be constructed on a given piece of land. Increases are permitted as an incentive to development that fulfills established goals such as:
1. Consolidation of smaller lots
 2. Provision of affordable housing
 3. Provision of senior housing
- Q.** How large a bonus is granted?
- A.** The bonus is different for each objective, generally 25% to 50%.
- Q.** When will adjustments to Floor Area Ratio (FAR) be considered?
- A.** If the City Council adopts the City of Villages map and Environmental Impact Report in February of 2002, associated community plan amendments will follow - perhaps five each year. Revisions to zoning and planned district ordinances would be made as each community plan amendment is made. Very limited revisions to zones or planned district ordinance regulations may be made sooner, as Development Services Department resources allow.
- Q.** Why is the City requiring applicants to increase the density of new developments before the community’s facilities deficiencies have been resolved? Also, what about transportation plans and non-vehicular transportation options. Is there planning now?
- A1.** Applicants must conform to the densities identified in adopted community plans. If the application exceeds or fails to reach the density range established in the plan, a community plan amendment must be processed. Available revenue sources, such as development impact fees, are insufficient to provide necessary facilities such as parks, libraries and schools. Other sources will need to be found.
- A2.** (Councilmember Atkins) That’s the crux of the problem. The Mayor has established a Smart Growth Committee [chaired by Councilmember Atkins] and transportation is our first issue. The Mayor and Council are looking at finding new sources of money, such as raising Transient Occupancy Tax, extending the one-half cent sales tax surcharge for transportation improvements called Transnet,- but dollars must be matched to need and infrastructure is key. Uptown and North Park must convince the Mayor and Council of the need to focus new funds in these neighborhoods.
- A3.** (Planning Director Gail Goldberg) Beyond the density described in adopted community plans, the City expects to need an additional 50,000 dwelling units to house the population of San Diego in 2020.

The following comments were submitted on cards distributed to attendees.

- C** Where are the schools (charter and private) and parks (pocket/community)? These are not addressed on maps.
- C** How are we paying for the “Transit” hub?

- C Is it private and community transportation inclusive?
- C Do the streets that are being “redone” due to sewer/water count in infrastructure “upgrades”?
We are already way behind in quality infrastructure, safe sidewalks and light.
- C Where is the money to pay for all of this eminent domain property purchasing, infrastructure upgrading parks/schools?
- C What about parking? North Park has no metered parking.
- C Shopping, parking (for customers) will not work in North Park’s economic structure.
- C In areas already dense we have many difficulties in parking, recreation and civility (due to stresses).
- C Better transit corridor planning, park and parking development and school design (multi-use) are needed.
- C Where are the “employment” corridors? How are employers involved in transit/transportation? What requirements are there to hire/promote from neighborhood?
- C Why are we densifying property that is already developed when undeveloped property is available? See 6th Avenue north of El Prado a few undeveloped (west side) parcels next to very dense structures, and these are not public spaces. Lets develop these parcels first. If we have money/funds then lets move to developed parcels. But many areas are “overdeveloped.” They lack parks, parking employment and schools. Please don’t blanket develop. Let us be real villages with dialog and discussions. We must have employment!
- C We need access to public use places (parks/structures).
- C We need safer transportation corridors and better planned/developed transit plans.
- C Density causes a lot of discomfort. Especially during troubled economic times.

PART TWO

During small group discussions, attendees prepared the following responses to three questions addressing local planning issues and priorities. Attendees also noted their groups' suggestions on maps that have been reproduced for this report beginning on page 10.

North Park

1. Are the areas indicated on the map the appropriate areas for corridors, villages, etc, in your community? What areas should be added? Removed?

Table #2

- C Need to know the logic of density areas.
- C Maintain the density on 30th South of University, but at the same time pursue storefront improvement.
- C Keep the University corridor stable with regard to density from Park to 30th.
- C Even at density on 30th between El Cajon and University.
- C Not an equitable distribution of density between communities.
- C Schools need to be upgraded to handle greater population.
- C Some are happy with existing density but want infrastructure.

Table #3

- C Yes.
- C Add Juniper at 30th.
- C Add University from Florida to Texas.

Table #4

- C Concentrate growth in corridors already in the plan.
- C Basic understanding of plan.

Table #11

- C Remove 30th south of University - adjacent to SF/back of building, redevelopment as mix-use.
- C Agree with 30th, north of University. Backs to MF.
- C University, Mississippi to Texas - South side the same as plan - SF. North side increase density - ok to possibly extend north.
- C Ok on Park Blvd.
- C Expand existing village - North/South and mostly east.
- C Add higher density around the park - 45-75.

Table #14

- C 30th - Upas. Form a commercial node at Upas - mixed use with commercial on bottom along the streets.
- C Between 30th and Upas - keep densities as is (15-30 du/ac), but change to residential/mixed use.

2. What should the areas look like in the future? Please refer to the examples (photos) provided.

Table #2

- C Attractive parking structures with greenery strategically placed to camouflage the cold look of concrete.
- C Tree and street lamp lined corridors.
- C Wider sidewalks to accommodate walking.
- C Wider streets along University.

Table #3

- C Save buildings 1935 - Preserve historic buildings.
- C Input/Control regarding range of subsidized/real low housing.
- C Fewer billboards.
- C More trees.
- C 0' front yards.
- C Wide sidewalks.
- C Historical lamppost
- C UG

Table #4

- C Between University and El Cajon.
- C On Park between University and Washington
- C On 30th south of University - mixed agreement
- C Schools are needed where ever.
- C On University.

Table #11

- C Underground wires as a mitigation for higher density.
- C Parking behind buildings.
- C Street trees (including residential areas).
- C Variety in community design.
- C Designate historic neighborhood.

Table #14

- C Incorporate affordable housing
- C A lot of street trees.
- C First floor small commercial.
- C Development facing the street.
- C Minimize driveways
- C Tiered, set-back (articulation)
- C Add transportation, which will encourage redevelopment.
- C Dedicated right-of-way for bus stops
- C Density bonus for underground parking.

3. Where would you add public facilities?

Table #2

- C Albertson's site.
- C Union bank site.
- C Burned 99¢ store.
- C Urban park between El Cajon and University, and expand area around Jefferson (linear Park).
- C Bridge across El Cajon and University.

Table #3

- C Parking garages.
- C More small parks, joint use.
- C Extend public transportation red car/yellow car.
- C Library/park with fountain near village.
- C Community Center.

Table #4

- C Schools.
- C Elementary Jefferson, North Park, Garfield, Birney.

Table #11

- C New sidewalks where needed/old design and color.
- C Library (in park with increase in density) Community Center. Park extend Community Park - north and south and west.
- C Transit corridor - University/Pershing - 30th/El Cajon Boulevard.
- C 30th/Switzer Canyon Bridge.
- C Beautify Adams.
- C Landfill - Active recreation.
- C Traffic calming study.
- C Transit centers.
- C Pocket parks.
- C Put all utilities underground.
- C Share school open spaces with community.
- C Expand library in Uptown, near existing library.
- C Garfield - Jefferson services and parks.
- C Redesign interstate exits - exit them onto University (not North Park Way). Create one-way University west to 30th. Lincoln one-way east.

UPTOWN

1. Are the areas indicated on the map the appropriate areas for corridors, villages, etc, in your community? What areas should be added? Removed?

Table #23

- C No residential in 56102 (Ed Center) - Public use and neighborhood needs.
- C Park Blvd. between University and Howard - Zoning should remain the same. Improvements can be looked at on westside between Lincoln and University - Senior housing in this area.
- C 56203 - Density can only be increased with improvements to Washington Street traffic circulation and 163 on and off ramps. Pedestrian crossing improvements.
- C 56202 - Increase density along Laurel St. and reduce density between 3rd and 2nd - north of Laurel.
- C Downzone Maryland St. from the intersection of Tyler St. north to MR 5000.
- C Downzone Cleveland St. from the intersection of Van Buren St. north to MR 3000 to protect single family and historic architecture.
- C NV Center (56102) is public education site including historically designated buildings.
- C Downzone Maryland from Tyler - north to MR 5000.
- C Downzone Cleveland from Van Buren north to MR 3000.

Table #26

- C Park Blvd. Transit needs to connect to Uptown.
- C Attract families 5/6th Avenue.
- C Links from neighborhoods.
- C High density towers next to low density homes.
- C Reynard Way - open space and high density housing.

2. What should the areas look like in the future? Please refer to the examples (photos) provided.

Table #23

- C Normal Street should have pedestrian connection to the area south to DMV with park like landscaping and median improvements. DMV site should be looked at as a Neighborhood Village Center.
- C University Heights should be designated historic neighborhood.
- C Rebuild the Old Normal School building to house Community/Senior Center.
- C 163 remain as is with traffic calming techniques applied.
- C No "Gary Taylor" developments!
- C Joint-use and Birney School.
- C Historic (Teacher Training Annex) would be new building.
- C Library

Table #26

- C Increase density does it impact discretionary projects? Diminish ability.

- C Community Plan amendments - Require that new development include offsite public improvements: traffic calming pedestrian connections.

3. Where would you add public facilities?

Table #23

- C Florence School joint-use park with turfed playing field.
- C 56102 - Normal Street Education Center - Park and Library in National Historic designated.
- C Teacher's Training Annex - Joint-use with Birney Elementary School - Learning Resource and Community Center in Ed Center/School Board Buildings. Adaptive reuse of existing structures.
- C Pedestrian bridge over Park Blvd. from Normal to El Cajon Blvd.
- C Adaptive reuse of historic structures and utilizing density in any future plans.
- C Rebuild the old Normal School building to house community center as it was a significant landmark in our neighborhood.
- C We would like this site to main public use area learning resource center, library, park, senior/recreation center and community center adoptively reusing all the historic buildings on site.

Table #26

- C Transit Center.
- C Change in residential to commercial.
- C Add public parking structure in Hillcrest - Commercial Corridor - 6th/University.
- C Washington/Goldfinch - parking.
- C Park Blvd. at El Cajon - Public commercial/open space.

#23

DRAFT City of Villages Map a component of the Strategic Framework Element

Commerically Designated Areas

UPTOWN and GREATER NORTH PARK COMMUNITIES

UPTOWN #23

CITY OF SAN DIEGO
PLANNING DEPARTMENT

September 12, 2001

This is a preliminary draft map which will be the basis for the environmental impact analysis of the Strategic Framework Element City of Villages Strategy. This map will be updated upon community and other inputs.

LEGEND

Regional Center

Downtown San Diego: The administrative, business, cultural and institutional center of the region.

Subregional Districts

A major employment and/or commercial district within the region containing corporate or multiple-use office, industrial, and retail uses with some multifamily residential adjacent.

- | | |
|-----------------------|----------------------|
| Otay Mesa | Kearny Mesa |
| Mission Valley-Morena | University |
| Midway-Pacific Hwy | Sorrento Valley-Mesa |

Existing or Planned Villages

- | | |
|-------------------|-----------------------------|
| Existing Villages | North City Planned Villages |
|-------------------|-----------------------------|

Urban Village Center

A focused area or transit hub within Subregional Districts with more intense employment, residential and regional and subregional commercial uses. Contains public gathering spaces and civic uses. The clustering of uses maximizes walkability and supports transit. The following densities would apply to that portion of the site developed as residential.

- | | |
|-------------------------|-----------------------------|
| Medium (30 to 45)* | Mod.-Very High (45 to 110)* |
| Medium-High (45 to 75)* | |

Neighborhood Village Center

A neighborhood or community-oriented area where local commercial, office, and multifamily residential buildings are intermixed or in relative proximity to each other, including some buildings with office or residential over commercial. Contains public gathering spaces and civic uses. The clustering of uses maximizes walkability and supports transit. The following densities would apply to that portion of the site developed as residential.

- | | |
|------------------------|-----------------------------|
| Low-Medium (15 to 30)* | Medium-High (45 to 75)* |
| Medium (30 to 45)* | Mod.-Very High (45 to 110)* |

Corridor

Lively, pedestrian-friendly linkages between villages containing mixed or multiple-uses including residential development at a wide range of densities. The following densities would apply to that portion of the site developed as residential.

- | | |
|-------------------------|-----------------------------|
| Medium (30 to 45)* | Mod.-Very High (45 to 110)* |
| Medium-High (45 to 75)* | High-Very High (75 to 110)* |
| | Very High + (75 to 145)* |

Multifamily Redesignation

Areas with the opportunities for increasing residential density to enhance neighborhood revitalization and support transit.

- | | |
|------------------------|-----------------------------|
| Low-Medium (15 to 30)* | Medium-High (45 to 75)* |
| Medium (30 to 45)* | High-Very High (75 to 110)* |
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Transition Areas

These areas are adjacent to Urban Village Centers, Neighborhood Village Centers, and Corridors. Development will occur only if the adjacent village develops. Future Transition areas will permit additional residential density from 10 units/acre and up to allow for townhome or rowhome development.

Expansion Areas

These areas are adjacent to Urban Village Centers, Neighborhood Village Centers, and Corridors. Development will occur only if the adjacent village develops. Future Village Expansions could develop at the same density/intensity range as the adjacent villages.

* Dwelling Units per Net Acre

Lindbergh Field Airport Influence Area overlay for the areas within the 65 Community Noise Equivalent Level (CNEL). These areas will require further study to determine consistency with the Lindbergh Field Comprehensive Land Use Plan (CLUP).

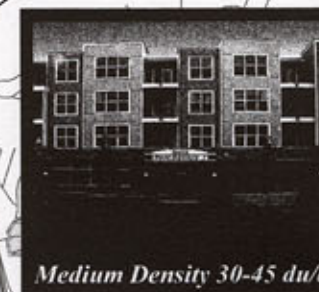
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|--------------------------|
| Community Planning Areas |
| Bodies of Water |
| Freeways |
| Roads |



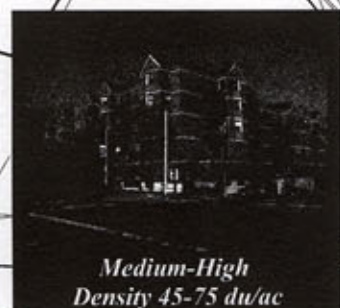
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Low-Medium
Density 15-30 du/ac

Medium Density 30-45 du/ac

Medium-High
Density 45-75 du/acHigh-Very High
Density 75-110 du/ac

Commerically Designated Areas

- | | |
|-----------------|------------------|
| 15-30 du per ac | 55-75 du per ac |
| 30-45 du per ac | 45-75 du per ac |
| 44-55 du per ac | 75-110 du per ac |

Other

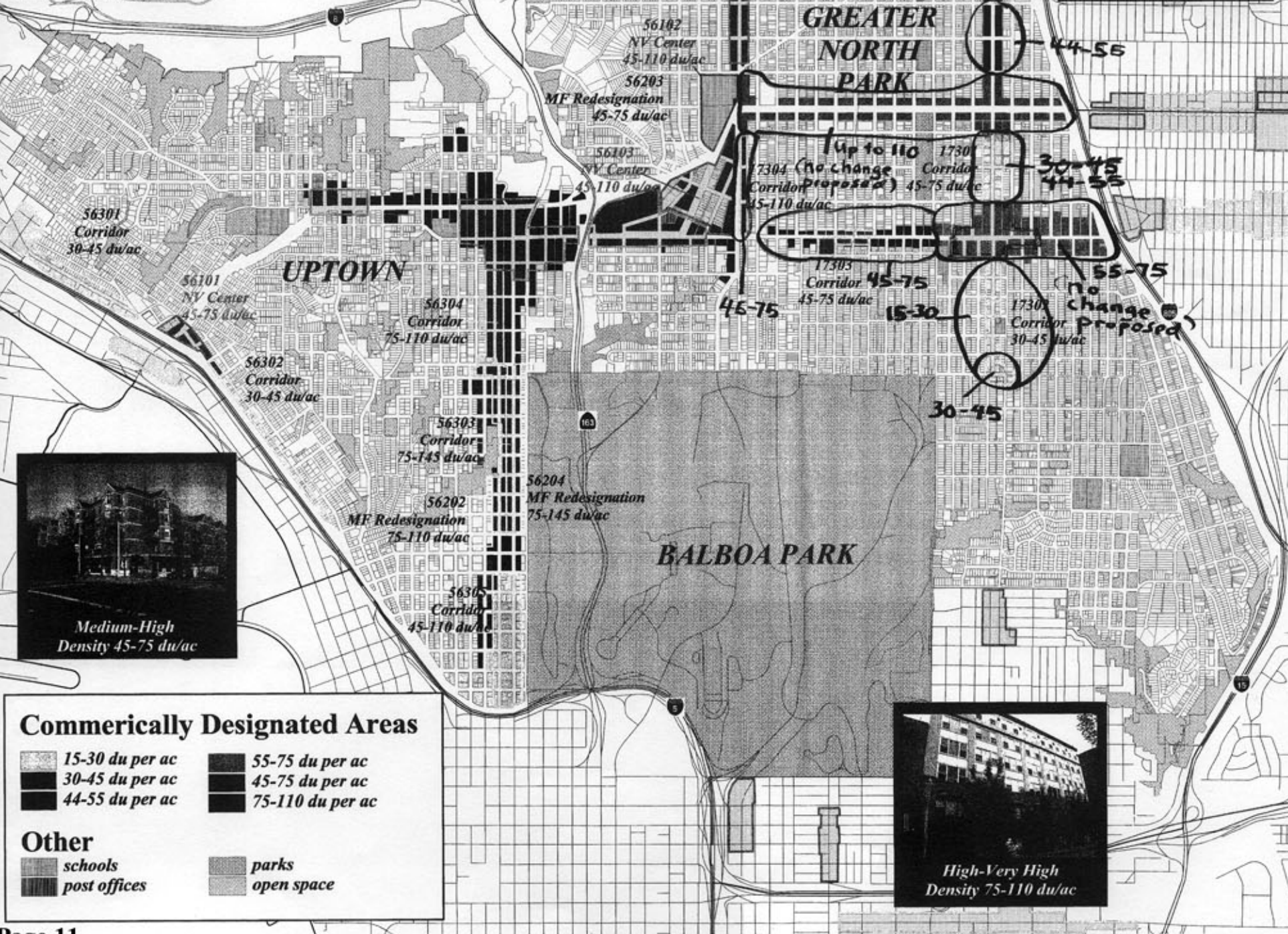
- | | |
|--------------|------------|
| schools | parks |
| post offices | open space |

DRAFT City of Villages Map a component of the Strategic Framework Element

North Park group 5/17

Commerically Designated Areas

UPTOWN and GREATER NORTH PARK COMMUNITIES



CITY OF SAN DIEGO
PLANNING DEPARTMENT

September 13, 2001

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- Community Planning Areas
- Bodies of Water
- Freeways
- Roads



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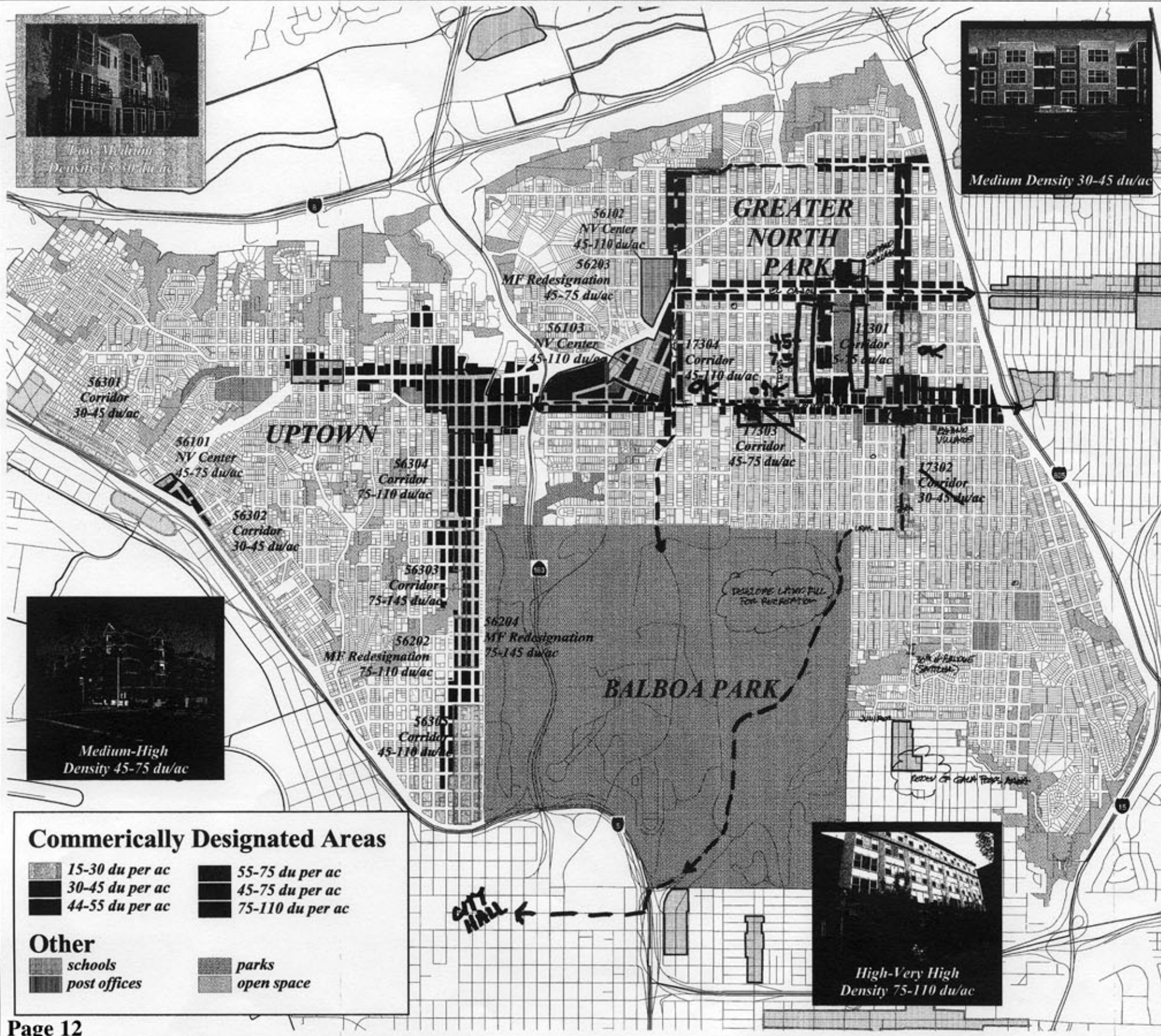
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Commerically Designated Areas

- | | |
|-----------------|------------------|
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| 30-45 du per ac | 45-75 du per ac |
| 44-55 du per ac | 75-110 du per ac |

Other

- | | |
|--------------|------------|
| schools | parks |
| post offices | open space |

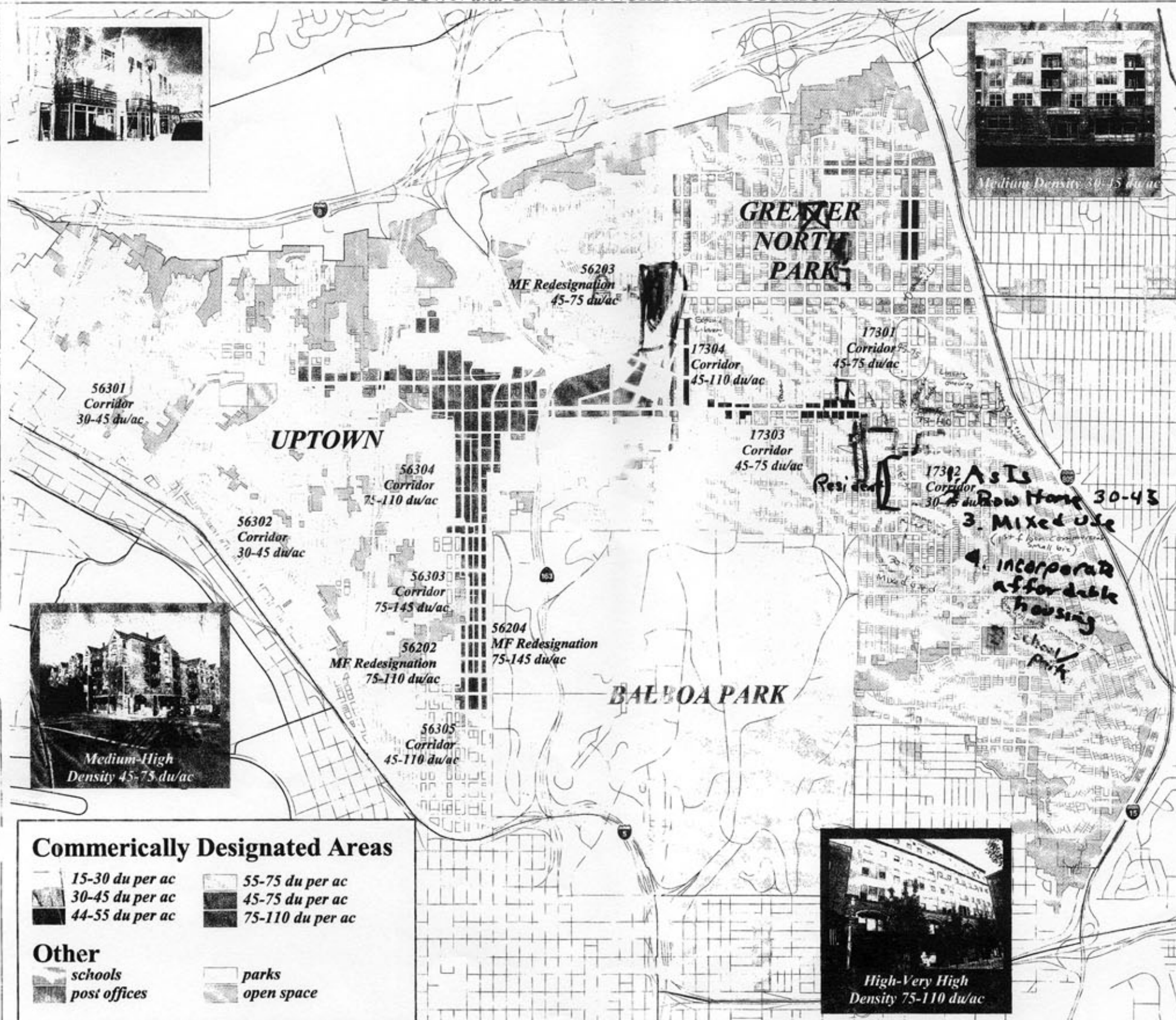
[http://dx.doi.org/10.1016/j.jmb.2012.07.019](#)



DRAFT City of Villages Map a component of the Strategic Framework Element

Commerically Designated Areas

UPTOWN and GREATER NORTH PARK COMMUNITIES



Commerically Designated Areas

15-30 du per ac	55-75 du per ac
30-45 du per ac	45-75 du per ac
44-55 du per ac	75-110 du per ac

Other

schools	parks
post offices	open space

CITY OF SAN DIEGO
PLANNING DEPARTMENT

September 12, 2001

This is a preliminary draft map which will be the basis for the environmental impact analysis of the Strategic Framework Element City of Villages Strategy. This map will be updated upon community and other input.

LEGEND

Regional Center

Downtown San Diego: The administrative, business, cultural and institutional center of the region.

Subregional Districts

A major employment and/or commercial district within the region containing corporate or multiple-use office, industrial, and retail uses with some multifamily residential adjacent.

<ul style="list-style-type: none"> Gray Mesa Mission Valley-Morena Midway-Pacific Hwy 	<ul style="list-style-type: none"> Kearny Mesa University Sorrento Valley-Mesa
--	---

Existing or Planned Villages

Existing Villages North City Planned Villages

Urban Village Center

A focused area or transit hub within Subregional Districts with more intense employment, residential and regional and subregional commercial uses. Contains public gathering spaces and civic uses. The clustering of uses maximizes walkability and supports transit. The following densities would apply to that portion of the site developed as residential.

Medium (30 to 45)*	Med-Very High (45 to 110)*
Medium-High (45 to 75)*	

Neighborhood Village Center

A neighborhood or community-oriented area where local commercial, office multifamily residential buildings are intermixed or in relative proximity to other, including some buildings with office or residential over commercial. Contains public gathering spaces and civic uses. The clustering of uses maximizes walkability and supports transit. The following densities would apply to that portion of the site developed as residential.

Low-Medium (15 to 30)*	Medium-High (45 to 75)*
Medium (30 to 45)*	Med-Very High (45 to 110)*

Corridor

Lively, pedestrian-friendly linkages between villages containing mixed or multiple-use including residential development as a wide range of densities. The following densities would apply to that portion of the site developed as residential.

Medium (30 to 45)*	Med-Very High (45 to 110)*
Medium-High (45 to 75)*	High-Very High (75 to 110)*
	Very High + (75 to 145)*

Multifamily Redesignation

Areas with the opportunity for increasing residential density to enhance neighborhood revitalization and support transit.

Low-Medium (15 to 30)*	Medium-High (45 to 75)*
Medium (30 to 45)*	High-Very High (75 to 110)*
	Very High + (75 to 145)*

Transition Areas

These areas are adjacent to Urban Village Centers, Neighborhood Village Centers, and Corridors. Development will occur only if the adjacent village develops. Future Transition areas will permit additional residential density from 10 units/acre and up to allow for townhome or rowhome development.

Expansion Areas

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* Dwelling Units per Net Acre

Lindbergh Field Airport Influence Area overlay for the areas within the 65 Community Noise Equivalent Level (CNEL). These areas will require further study to determine consistency with the Lindbergh Field Comprehensive Land Use Plan (CLUP).

Community Planning Areas
 Bodies of Water
 Freeways
 Roads

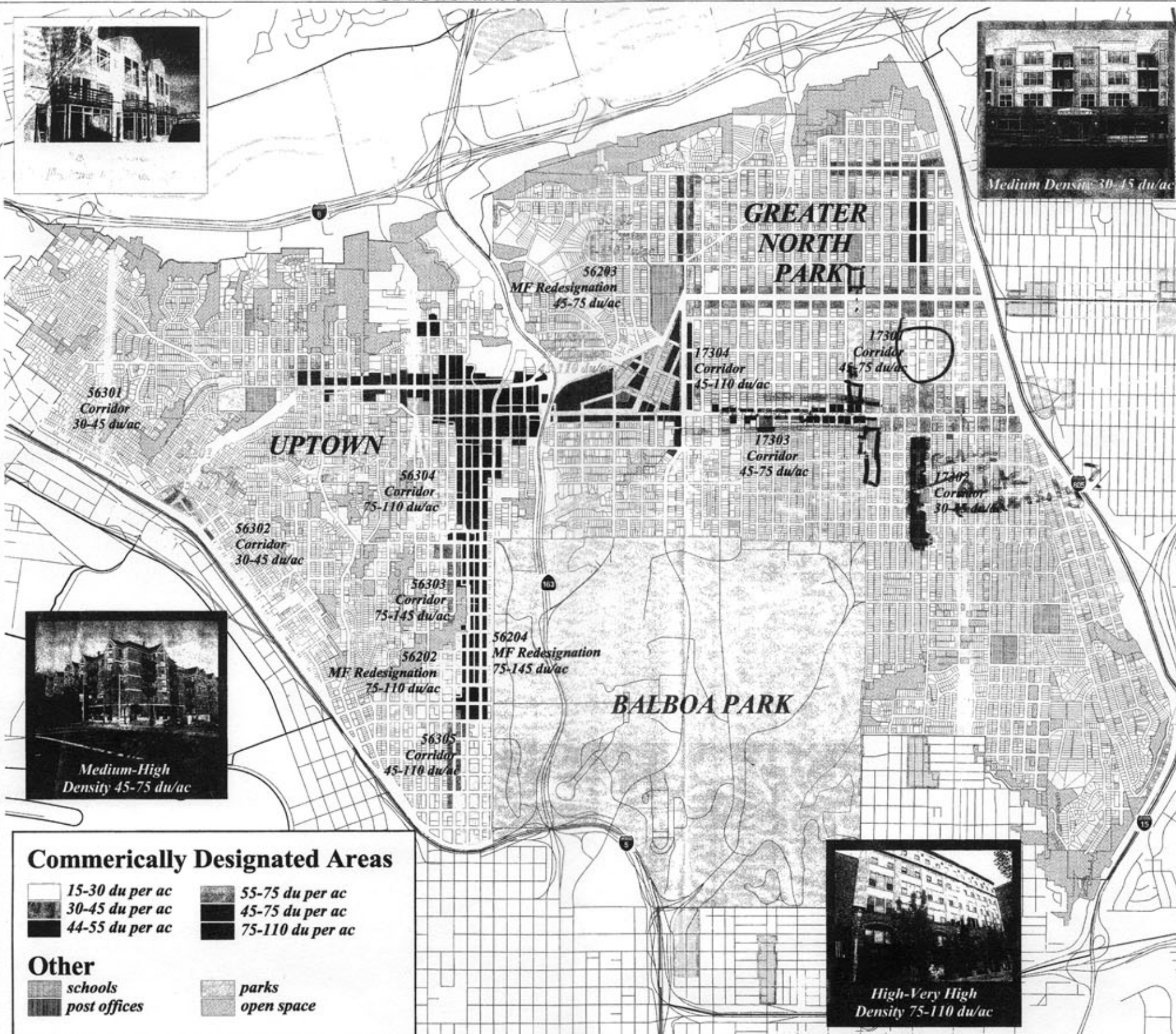
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DRAFT City of Villages Map a component of the Strategic Framework Element

Commerically Designated Areas

UPTOWN and GREATER NORTH PARK COMMUNITIES



Commerically Designated Areas

15-30 du per ac	55-75 du per ac
30-45 du per ac	45-75 du per ac
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Other

schools	parks
post offices	open space



CITY OF SAN DIEGO
PLANNING DEPARTMENT

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Olney Mesa	Kearny Mesa
Mission Valley-Morena	University
Midway-Pacific Hwy	Sorrento Valley-Mesa

Existing or Planned Villages

Existing Villages North City Planned Villages

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* Dwelling Units per Net Acre

Lindbergh Field Airport Influence Area overlay for the areas within the 65 Community Noise Equivalent Level (CNEL). These areas will require further study to determine consistency with the Lindbergh Field Comprehensive Land Use Plan (CLUP).

Community Planning Areas
Bodies of Water
Freeways
Roads



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doi:10.1371/journal.pone.0141402.g002

DRAFT City of Villages Map a component of the Strategic Framework Element

Commerically Designated Areas

UPTOWN and GREATER NORTH PARK COMMUNITIES



CITY OF SAN DIEGO
PLANNING DEPARTMENT

September 12, 2001

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A major employment and/or commercial district within the region containing corporate or multiple-use office, industrial, and retail uses with some multifamily residential adjacent.

☐ Otay Mesa
☐ Mission Valley-Morena
☐ Midway-Pacific Hwy
☐ Kentry Mesa
☐ University
☐ Sorrento Valley-Mesa

Existing or Planned Villages

☐ Existing Villages
☒ North City Planned Villages

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Lively, pedestrian-friendly linkages between villages containing mixed or multiple uses including residential development at a wide range of densities. The following densities would apply to that portion of the site developed as residential.

☐ Medium (30 to 45)*
☐ Medium-High (45 to 75)*
☐ Med-Very High (45 to 110)*
☐ High-Very High (75 to 110)*
☐ Very High + (75 to 145)*

Multifamily Redesignation

Areas with the opportunities for increasing residential density to enhance neighborhood revitalization and support transit.

☐ Low-Medium (15 to 30)*
☐ Medium (30 to 45)*
☐ Medium-High (45 to 75)*
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Transition Areas

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Expansion Areas

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☐ Community Planning Areas
☐ Bodies of Water
☐ Freeways
☐ Roads

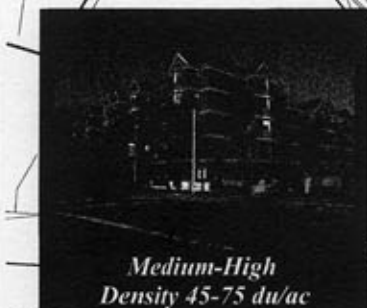
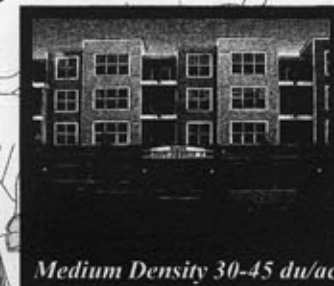


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SPB-14-01010002-001



Commerically Designated Areas

☐ 15-30 du per ac
☐ 30-45 du per ac
☐ 44-55 du per ac
☐ 55-75 du per ac
☐ 45-75 du per ac
☐ 75-110 du per ac

Other


☐ schools
☐ post offices
☐ parks
☐ open space

NP#3



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- | | |
|---|--|
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| Mission Valley-Morena | University |
|  Midway-Pacific Hwy |  Sorrento Valley-Mesa |

Existing or Planned Villages

Existing Villages North City Planned Villages

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- Medium (30 to 45)* Mod.-Very High (45 to 110)*
Medium-High (45 to 75)* High-Very High (75 to 110)*
Very High + (75 to 145)*

Multifamily Redesignation

Maximum Redesignation
Area with the opportunities for increasing residential density to enhance neighborhood revitalization and support transit.

- Low-Medium (15 to 30)* Medium-High (45 to 75)*
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



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-  Lindbergh Field Airport Influence Area overlay for the areas within the 65 Community Noise Equivalent Level (CNEL). These areas will require further study to determine consistency with the Lindbergh Field Comprehensive Land Use Plan (CLUP).
-  Community Planning Areas
-  Bodies of Water
-  Freeways
-  Roads
-  N









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Commerically Designated Areas

- | | | | |
|---|-----------------|---|------------------|
|  | 15-30 du per ac |  | 55-75 du per ac |
|  | 30-45 du per ac |  | 45-75 du per ac |
|  | 44-55 du per ac |  | 75-110 du per ac |

Other

- schools*
post offices
- parks*
open space

NORTH PARK/UPTOWN PLANNING FORUM

APPENDIX 1 WORKSHOP INVITATION

*Want to
have a say in
any discussion of the
design and intensity of
future development
along Mid-City's
commercial corridors?*

*Heard about the
City of Villages concept
touted by Mayor Murphy
in his State of the City
Address but not sure what
it has to do with
North Park and Uptown?*

*Read about the
General Plan, Community Plan,
or the Mid-City Planned
District Ordinance, but
still trying to figure out
what they mean.*



Councilmember Toni Atkins invites you to join her and staff of the City of San Diego's Planning and Development Review Departments as they host a planning forum and workshop on Saturday, September 15, from 8:30 a.m. to 3:00 p.m.

The forum and workshop will focus on issues of interest to the communities of North Park and Uptown. An early session (8:30 a.m. to 10:30 a.m.) is designed to provide an overview of basic planning concepts and terms. This session will be helpful to those interested in learning about the tools available to communities as they plan for future growth.

The main session (11:00 a.m. to 3:00 p.m.) will include a presentation by City staff on the City of Villages concept and its role in the vision of San Diego's future, followed by small group discussions focusing on local development objectives.

Refreshments will be served

When: Saturday, September 15, 2001, 8:30 a.m. - 3:00 p.m.

**Where: Hall of Champions in Balboa Park
2131 Pan American Plaza**

For more information, please call Tom Romstad at (619) 533-5967 or
George Biagi at (619) 236-6633.

APPENDIX 2 WORKSHOP AGENDA

North Park & Uptown Planning Forum

September 15, 2001
8:30 - 3:00
Hall of Champions
Balboa Park

Optional Early Session

8:30 a.m. - 9:00 a.m.

Sign-in

9:00 a.m. - 10:40 a.m.

**Opening Comments &
Review of Planning Concepts and Terms**

Main Session

10:45 a.m. - 11:00 a.m.

Sign-in

11:00 a.m. - 11:10 a.m.

Welcome from Councilmember Toni Atkins

11:10 a.m. - 12:30 a.m.

How to Realize North Park/Uptown Visions for Themselves
and A Vision for San Diego's Future: A City of Villages

12:30 p.m. - 2:00 p.m.

Small Group Discussion of Local Preferences

2:10 p.m. - 2:45 p.m.

Group Reports

2:45 p.m. - 3:00 p.m.

Next Steps

APPENDIX 3

WORKSHOP PARTICIPANTS

Community Participants

Rob Adsit
Deidre Barber
Dan Beeman
Ernestine Bonn
Judy Brown
Ron Buckley
Kate Callen
Kitty Callen
Joe Calles
Joan Campbell
Esperanza Carty
Mary Coats
Shirley Daley
Cherie Dean
Paul De La Houssaye
David Dhillon
Chris Drayer
Ian Epley
Jon Fanani
Zane Feldman
Kathleen Ferrier
George Franck
Judy Frown
Kathy Garcia
David Gardner
Karsten Gjemre
Vicki Granowitz
Robert Green
Bob Grinchuk
Chris Guelich
Andy Hamilton
George Hardy
Don Henely
Jerome Herbert
Steve Hill
Bernard Horan
Mike Howard
Michael Hua
Jodie Hulden
John T. Husar

Barb Jensen
Pat Johnston
Marilee Kapsa
Dave Kopec
Victor Krebs
Richard Kurylo
Quentin Laywell
Robert Lewis
Donald Madison
Neal Matthews
Chris Michaels
Chris Milnes
David Mishoulan
Ralph A. Montes Jr.
Gilda Mulette
Graciele Ochoa
Sean Ochoa
Marny Oriarte
Judi O'Boyle
Edward Polk
Dr. Al Pombo
Ray Ponce
Tom Poole
Nicole Purvis
Catherine Reilly
Wayne Riggs
Jeff Robles
Alex Sachs
Carrie Schneider
Dave Schumacher
Michael Scott, AIA
Warren Simon
Mike Singleton
Ellen Smart
Scott Southland
Art Specht
Beth Swersie
Susan Tinsky
Jeffery Tom
Jay Turner
Tony Turner

Steve Tweedale
Gene Vicino
Catherine Vogel
Evelyn Warner
Gary Weber
Mary Wendorf
Mary Wilkinson
Annette Witt
Morris Yarnell

City Participants

Councilmember Toni Atkins
George Biagi
Vicki Burgess
Jean Cameron
Catherine Cleary
Coleen Clementson
Paulette Crawford
Paul Fiske
Charlene Gabriel
Gail Goldberg
Rosalia Hernandez
Benjamin Hueso
Frank January
John Kovac
Cathy Mahmud
Linda Marabian
A. Cheli Mohamed
Beth Murray
Tom Romstad
Steve Russell
Diana Spyridonidis
Adrienne Turner
Mary Wright

APPENDIX 4
LIST OF
WORKSHOP HANDOUTS

“What is Planning?”

“The Community Planning Process”

Glossary of Planning Terms

Draft Strategic Framework Element of the General Plan

Draft Strategic Framework Action Plan

Illustrative Summary of the City of Villages Strategy

Comments Recorded During April 30, 2001 Strategic Framework Meeting

What is Density? (pamphlet)